

FILED
GREENVILLE CO. S. O.

MORTGAGE

000-1548 001

AUG 4 8 40 AM '81

81-119
DONNIE S. TANKERSLEY
THIS MORTGAGE is made this Third (3rd) day of August,
1981, between the Mortgagor, James C. Kriplean & Roberta L. Kriplean
(herein "Borrower"), and the Mortgagee,
Carolina Federal Savings & Loan Association, a corporation organized and existing
under the laws of South Carolina, whose address is
P. O. Box 10148 Greenville, S. C. 29603 (herein "Lender").

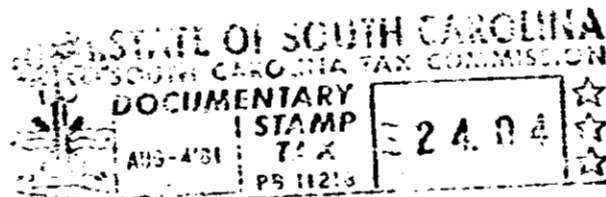
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-thousand Fourteen and
62/100ths (\$60,014.62) Dollars, which indebtedness is evidenced by Borrower's note
dated January 2009 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on January 2009.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in the County of Greenville
State of South Carolina:

ALL that piece, parcel or lot of land in the County of Greenville, State of South
Carolina, about three (3) miles northwest of the City of Greenville and being a
part of the Sans Souci Lands, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the ease side of Clarendon Ave., corner of lot
owned or formerly owned by Manning, thence with the Manning line W. 43-50 E.
350 feet to an iron pin; thence S. 46-10 W. 260 feet to an iron pin; thence N.
43-50 W. 350 feet to an iron pin on Clarendon Avenue; thence with Clarendon
Avenue N. 46-10 E. 260 feet to the beginning corner, containing 2.08 acres, more
or less, and in accordance with a survey made by F. G. Rogers, D.S., in October,
1911.

This is the same as that conveyed to James C. Kriplean and Roberta L. Kriplean
by deed of Warren C. Hughes, Jr. and Brenda V. Hughes dated and recorded
concurrently herewith.



which has the address of 6. Clarendon Avenue, Greenville, S. C. 29609
(Street) (City)
(herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral,
oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the
property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the
property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage,
grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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